

Directorate of Town & Country Planning, Haryana

SCO-71-75, 2nd Floor, Sector 17 C, Chandigarh
Phone: 0172-2549349 e-mail:tcpharyana5@gmail.com
website:-http://tcpharyana.gov.in

To

✓ Sh. Roshan Lal and others,
C/o Tulip Infratech Pvt. Ltd.,
12th Floor, Inderparkash Building,
21, Barakhamba Road,
New Delhi-110001.

Memo No. LC-1192-JE(VA)-2017/ 24384

Dated 27-9-17

Subject: - Renewal of licence no. 41 of 2009 dated 01.08.2009 granted for setting up of Group Housing Colony over an area measuring 17.9936 acres in Sector-69, Gurugram Manesar Urban Complex.

Reference:- Your application dated 16.08.2017 on the subject mentioned above.

Licence no. 41 of 2009 dated 01.08.2009 granted vide this office Endst No. LC-1192-PA-2009/8039-53 dated 05.08.2009 for setting up of Group Housing Colony over an area measuring 17.9936 acres in Sector-69, Gurugram Manesar Urban Complex is hereby renewed upto 31.07.2019 on the terms & conditions laid down therein and further subject to the following conditions:-

1. You shall complete the construction of community building as the provisions of Section-3(3)(a)(iv) of Act no. 8 of 1975.
2. That the applicant company shall regularly comply with the Rule 24, 26, 27 and 28 of Haryana Development and Regulation of Urban Areas Rules, 1976.
3. Applicant company shall transfer the portion of Sector/master plan road which shall form part of licenced area free of cost to the Government in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Urban Area's Act, 1975 within validity of renewal of licence.
4. You shall get the licence renewed till the final completion of the colony is granted.
5. This renewal will not tantamount to certification of your satisfactory performance entitling you for further renewal of licence.


(T.L. Satyaprakash, IAS)
Director, Town & Country Planning
Haryana Chandigarh

Endst. No.LC-1192-JE(VA)-2017/

Dated

A copy is forwarded to the following for information and necessary action:-

1. Chief Administrator, HUDA, Panchkula.
2. Chief Engineer, HUDA, Gurugram
3. Senior Town Planner, Gurugram.
4. District Town Planner, Gurugram.
5. Accounts Officer of this Directorate.
6. Project Manager (IT Cell) O/o DTCP with request to update the status on website.



(Hitesh Sharma)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana Chandigarh

FORM LC-V
(See Rule-12)
Haryana Government
Town and Country Planning Department

Licence No. 41-----of 2009

1. This licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under to Sh. Roshan Lal S/o Sh. Kundan Lal, Sh. Daya Nand S/o Roshan Lal, Sh. Balbir Singh S/o Sh. Kundan Lal, Sh. Bram Parkash S/o Roshan Lal, Sh. Ram Niwas S/o Sh. Roshan Lal, C/o M/s Tulip Infra-tech Pvt. Ltd., 12th Floor, Indraparkash Building, 21, Barakhamba Road, New Delhi- 110001. for setting up of a Group Housing Colony at Village Badshahpur in Sector-69 District Gurgaon.
2. The particulars of land wherein the aforesaid Group Housing Colony is to be set up are given in the schedule annexed hereto and duly signed by the Director, Town and Country Planning, Haryana.
3. The licence is granted subject to the following conditions:-
 - a) That the Group Housing Colony is laid out to conform to the approved layout plan and the development works are executed according to the designs and specifications shown in the approved plan.
 - b) That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 made thereunder are duly complied with.
 - c) That the demarcation plan of the Group Housing Colony area is submitted before starting the development works in the colony and for approval of the zoning plan.
4. That you shall construct the portion of 12 mtr wide service road and 24 mtr wide internal circulation plan road forming part of licenced area at his own cost and will transfer the same free of cost to the Government.
5. That you shall derive permanent approach from the service road only.
6. That you will not give any advertisement for sale of Flats/floor area in group housing colony before the approval of layout plan/building plans.
7. That the portion of sector/Master plan road which shall form part of the licenced area shall be transferred free of cost to the Government in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
8. That you shall obtain approval/NOC from the competent authority to fulfill the requirements of notification dated 14.09.2006 issued by the Ministry of Environment & Forests, Govt. of India before starting the development works in the colony.
9. That you shall seek approval from the competent authority under the Punjab Land Preservation Act, 1900 or any other statute applicable at site before starting the development works, if required.
10. That you will use only CFL fittings for internal lighting as well as for campus lighting in the complex.
11. That the licensee shall make arrangement for water supply, sewerage, drainage etc to the satisfaction of DTCP till the services are made available from external infrastructure to be laid by HUDA.
12. That you shall convey "Ultimate Power Load Requirement" of the project to the concerned power utility, with a copy to the Director, within two month period from the date of grant of licence to enable provision of site in your land for Transformers/Switching Station/ Electric Sub-Stations as per the norms prescribed by the power utility in the zoning plan of the project.
13. The licence is valid upto 31-7-2013.

Dated: Chandigarh
The 1-8-2009

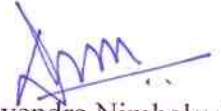

(T.C. Gupta, IAS)
Director
Town and Country Planning,
Haryana, Chandigarh.

Endst No. LC-1192-PA- 2009/ 8039

Dated:- 5-8-09

A copy is forwarded to the following for information and necessary action:-

1. Sh. Roshan Lal S/o Sh. Kundan Lal, Sh. Daya Nand S/o Roshan Lal, Sh. Balbir Singh S/o Sh. Kundan Lal, Sh. Bram Parkash S/o Roshan Lal, Sh. Ram Niwas S/o Sh. Roshan Lal, C/o M/s Tulip Infra-tech Pvt. Ltd., 12th Floor, Indraparkash Building, 21, Barakhamba Road, New Delhi- 110001, along with copy of agreement LC-IV and bilateral agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
5. Joint Director, Environment Haryana –Cum-Secretary, SEAC, SCO No. 1-3, Sector - 17D Chandigarh
6. Addl. Director Urban Estates, Haryana, Panchkula.
7. Administrator, HUDA, Gurgaon.
8. Chief Engineer, HUDA, Panchkula.
9. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
10. Land Acquisition Officer, Gurgaon.
11. Senior Town Planner, Gurgaon. He will ensure that the colonizer shall obtain approval/NOC as per condition No. 8 & 9 ove before starting the Development Works.
12. Senior Town Planner (Enforcement), Haryana, Chandigarh.
13. Senior Town Planner (Monitoring Cell), Haryana, Sector-8, Chandigarh.
14. District Town Planner, Gurgaon along with a copy of agreement.
15. Accounts Officer, O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.



(Devendra Nimbokar)

District Town Planner (HQ)

For Director, Town and Country Planning,
Haryana, Chandigarh



1. Detail of land owned by Sh. Roshan Lal S/o Sh. Kundan Lal at village Badshapur District Gurgaon.

Village	Rect. No.	Killa No.	Area K-M
Badshapur	62	1/2	2 - 10
		1/1	5 - 10
		2	6 - 15
		8	7 - 16
		9/1	4 - 18
		9/2/1	2 - 18
		26	1 - 5
	45	21/1	4 - 14
		26	0 - 17
		5/1	0 - 18
	61	5/2	7 - 2
		3/2	0 - 2
	62	25/2	7 - 0
	46		
	Total		52 - 5 or 6.5312 Acres

2. Detail of land owned by Sh. Daya Nand S/o Sh. Roshan Lal at village Badshapur District Gurgaon

Village	Rect. No.	Killa No.	Area K-M
Badshapur	61	15	8 - 0
		12	8 - 0
	63	15/1	3 - 1
		6	8 - 0
		7/2	5 - 16
		Total	32 - 17 or 4.1062 Acres

3. Detail of land owned by Sh. Balbir Singh S/o Sh. Roshan Lal at village Badshapur District Gurgaon.

Village	Rect. No.	Killa No.	Area K-M
Badshapur	63	9	8 - 0
		Total	8 - 0 or 1.0 Acres

4. Detail of land owned by Sh. Bharm Parkash S/o Sh. Roshan Lal at village Badshapur District Gurgaon.

Village	Rect. No.	Killa No.	Area K-M
Badshapur	62	11	8 - 0
		19	8 - 0
	63	11/1	3 - 18
		14/1	4 - 0
		Total	23 - 18 or 2.9875 Acres

[Signature]
D.T.C.P. Hr.
[Signature]

Cont..2...

5. Detail of land owned by Sh. Ram Niwas S/o Sh. Roshan Lal at village Badshapur District Gurgaon.

Village	Rect. No.	Killa No.	Area K-M
Badshapur	62	13	7 - 16
		14	6 - 12
	63	8	8 - 0
		10/2	4 - 11
		Total	26 - 19 or 3.3637 Acre
G-Total		17.9936 Acres	


 Director
 Town & Country Planning,
 Haryana, Chandigarh
Jat P. Tewari

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA
Ayojna Bhawan, Sector -18, Madhya Marg, Chandigarh
Phone: 0172-2549349, Email: tcphry@gmail.com, www.tcpharyana.gov.in

Regd.
To

Roshal Lal S/o Sh. Kundan Lal,
Sh. Daya Nand S/o Roshan Lal,
Sh. Balbir Singh S/o Sh. Kundan Lal
Sh. Bram Parkash S/o Roshan Lal,
Sh. Ram Niwas S/o Sh. Roshan Lal,
C/o Tulip Infratech Pvt. Ltd.
12th Floor, Indra Parkash Building,
21, Bara Khamba Road,
New Delhi-1

Memo No: LC-1192-JE(SS)/2013

Dated:


50747

5/9/13

Subject: Renewal of Licence no. 41 of 2009 dated 01.08.2009.

Please refer to your application dated 01.07.2013 the subject noted above.

1. License No. 41 of 2009 dated 01.08.2009 granted to you vide this office Endst. No. PA-2009/8039-53 dated 05.08.2009 for setting up of a Group Hosing Colony in sector-69 & 70, Gurgaon is hereby renewed up to **31.07.2015** on the same terms and conditions laid down therein.
2. It is further clarified that this renewal will not tantamount to certification of your satisfactory performance entitling you for renewal of license of further period and you will get the license renewed till the final completion of the colony is granted.
3. You shall complete the construction work of EWS flats and make allotment to the BPL families within the current validity period of the licence.
4. You shall complete the construction of the community buildings within a period of four years from the date of amendment of Section-3 of Act No. 8 of 1975 i.e. 03.04.2012.
5. In terms of condition of license, you shall transfer portion of land of 60 mtr wide road falling in the licensed area to the Govt. free of cost within current validity period of the license.
6. License No. 41 of 2009 dated 01.08.2009 is also returned herewith in original.


(ANURAG RASTOGI, IAS)
Director General,
Town & Country Planning,
Haryana, Chandigarh.
Dated:

Endst. No. LC-1192-JE(SS)/2013/

A Copy is forwarded to the following for information & necessary action:-

1. Chief Administrator, HUDA, Panchkula,
2. Chief Engineer, HUDA, Panchkula,
3. Senior Town Planner, Gurgaon.
4. District Town Planner (P), Gurgaon,
5. District Town Planner (HQ)PP with a request to update the status of renewal of license on the Department web site.
6. Chief Accounts Officer of this Directorate

(S. K. Sehwat)
District Town Planner (HQ)
O/o Director General, Town & Country Planning,
Haryana, Chandigarh.

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANASCO No. 71-75, 2nd Floor, Sector -17 C, Chandigarh

Phone: 0172-2549349, Email: tcpharyana@gmail.com, www.tcpharyana.gov.in

Memo No: LC-1192/2015/

18835

Dated:

11/10/15

To

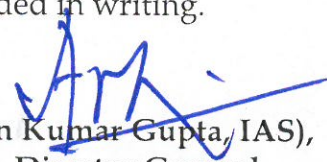
✓ Sh. Roshan Lal and others,
C/o Tulip Infratech Pvt. Ltd.,
12th Floor, Inderparkash Building,
21, Barakhamba Road,
New Delhi-110001.

Subject:

Renewal of Licence No. 41 of 2009 dated 01.08.2009 issued for development of Group Housing Colony over an area measuring 17.9936 acres in Sector-69 & 70, Gurgaon Manesar Urban Complex -Sh. Roshan Lal and others in collaboration with Tulip Infratech Pvt. Ltd.

Please refer your letter dated 19.08.2015 on the matter cited as subject above.

1. Licence No. 41 of 2009 dated 01.08.2009 granted vide Endst. No. 8039-53 dated 05.08.2009 for setting up of Group Housing Colony over an area measuring 17.9936 acres in Sector-69 & 70, Gurgaon Manesar Urban Complex is hereby renewed upto 31.07.2017 on the terms and conditions laid down therein.
2. It is further clarified that this renewal will not tantamount to certification on your satisfactory performance entitling you for renewal of licence for further period and you will get the licences renewed upto the period till the final completion of the colony is granted.
3. You shall complete the construction of all the community buildings with the period of 4 years from the date of amendment of Section-3 of Act No. 8 of 1975 i.e. 03.04.2012 which may be extended for further 2 years with the permission of Director for the reasons to be recorded in writing.


(Arun Kumar Gupta, IAS),
Director General,
Town and Country Planning,
Haryana, Chandigarh.

Endst. No. LC-1192/2015/

Dated :

A copy is forwarded to the following for information and necessary action:-

- i. Chief Administrator, HUDA, Panchkula.
- ii. Chief Engineer, HUDA, Panchkula.
- iii. Senior Town Planner, Gurgaon.
- iv. District Town Planner, Gurgaon.
- v. Chief Account Officer O/o DGTCP, Chandigarh.
- vi. District Town Planner (HQ), PPS with a request to update the status on website.


(Babita Goyal)

Assistant Town Planner (HQ)
O/o Director General, Town & Country Planning
Haryana, Chandigarh.